

**PROVIDENCE HOUSING AUTHORITY**  
**BOARD OF COMMISSIONERS**  
**REGULAR MEETING: July 29, 2010**

**PHA Conference Room 100 Broad Street Providence, RI 02903**

**CALL TO ORDER**

**Chairman Waldman called the meeting to order at 5:06 p.m.**

**ROLL CALL**

**The Executive Director called the roll:**

**Present Absent**

**Paul F. Waldman**

**Dolores Cascella**

**Robert Clarkin**

**Dorothy Waters**

**JT. Taylor**

**Roger Giraud**

**Hilary Silver**

**Venuz Madrid Barbara Fields (Excused)**

**John Igliazzi**

**Nicholas Narducci**

**Eight members were present, constituting a quorum.**

#### **APPROVAL OF MINUTES (May 24, 2010 & June 8, 2010)**

**Chairman Waldman called for approval of the regular May 24th meeting minutes. Commissioner Cascella moved approval of the minutes. Commissioner Waters seconded the motion. A vote was taken. There being no opposition, Chairman Waldman declared the minutes approved.**

**Chairman Waldman called for approval of the June 8th special meeting minutes. Commissioner Taylor moved approval of the minutes. Commissioner Madrid seconded the motion. A vote was taken. There being no opposition, Chairman Waldman declared the minutes approved.**

#### **RESIDENTS' COMMENTS**

**There were no resident comments.**

#### **CHAIRMAN'S REPORT**

##### **Executive Director Evaluation**

**Chairman Waldman stated that the results of the Executive Director evaluation would be discussed later in the meeting. At that time the board would be asked to decide whether they would prefer an open or closed session, as the Executive Director did not feel that a closed session was necessary.**

## **COMMITTEE REPORTS**

### **Asset Management/Capital Improvements Committee**

The report was presented by Commissioner Madrid to be entered into the record. [See the attached report.]

### **Budget, Finance & Audit Committee**

Commissioner Giraud presented the report to be entered into the record. [See the attached report.]

### **Resident Services Committee**

The report was presented by Commissioner Silver to be entered into the record. [See the attached report.]

## **EXECUTIVE DIRECTOR'S REPORT**

### **Monthly Management Report Highlights**

The Executive Director stated that the June Monthly Management Report is included in the Commissioner's packets this month. All the key indicators are doing quite well, including Unit Turnaround, Occupancy, and Applications Received. When Occupancy is above 97% the PHA makes money, and for FY 2010 the amount was \$225,000. The report also includes a list of grants the PHA receives, mostly for social services, which at this time total over \$1.0 million. In September the PHA will begin to move towards smoke-free developments, and there will be a full report on that effort. Commissioners should feel free to contact the Executive Director at

any time with questions about the numerous indicators included in the reports.

### **Attention to Items in Board Packet**

Each month one or more articles related to public housing are included in each Commissioner's packet in order to provide Commissioners with information on housing issues. This month's packet includes the following:

- **Statement by HUD Secretary Shaun Donovan on House Committee Passage of Choice Neighborhoods Initiative.**
- **Prepared Remarks for Secretary of Housing and Urban Development Shaun Donovan at the Atlantic's Future of the City Forum.**
- **An article from the Boston Globe about the Boston Housing Authority's efforts to go smoke-free.**

### **Veterans Affairs Supportive Housing (VASH) Program Presentation & Update**

The Executive Director stated that the VASH program began in 2007 and the PHA has received vouchers each year since then including 35 in 2008, 35 in 2009, and 25 in 2010. At this time 54 have been issued, 50 are leased, 3 are seeking apartments, and 1 has been withdrawn for being over income. Processing these vouchers through the VA has been very slow, and they tell us that some Veterans don't want to live in Providence. Fortunately HUD does not count these vouchers as part of the SEMAP score.

**There are developers in Providence who would like to project-base some of these vouchers and the VA has expressed an interest. At this time a package is being prepared to present to HUD. [See the attached report.]**

### **Youth Police Initiative Program (YPI)**

**The Executive Director stated that the 4th YPI class is graduating tonight at Manton Heights. This group was fully funded by the Providence Police Department. The Commissioners were invited to attend the graduation along with the Executive Director. PPD Chief Esserman will also attend.**

### **Status of HUD Budget 2011**

**The Executive Director stated that a status update on the 2011 Appropriations for Selected HUD Programs has been included in the Commissioners packet. The Operating Subsidy will be funded at approximately 96%, and the news about the Capital Fund, Resident Opportunity and Supportive Services, Neighborhood Choice Initiative, and Tenant-Based Rental Assistance is also very good. Unfortunately the Transforming Rental Assistance funding does not look good for this year. [See the attached report.]**

### **Status of PETRA & Choice Neighborhoods Initiative**

**Mr. O'Rourke stated that the Congressional committees haven't looked very fondly on HUD's PETRA program. They have provided zero funding in the House and Senate Appropriations Committees.**

**The Executive Director stated that The Choice Neighborhoods Initiative is a replacement for the Hope VI program, but it goes beyond just supporting public housing and also supports the surrounding neighborhood. An amendment has just been passed to insure that at least 2/3 of the funds go to public housing, leaving 1/3 or less for the surrounding neighborhoods. At this time the PHA is partnering with a number of city, state, community non-profit, and business sector organizations on a proposal for a planning grant for the Olneyville and Hartford Park neighborhoods. If all goes as planned the group will apply for a major grant in the hopes of funding all the capital needs at both Manton and Hartford, and also some social services. [See the attached Proposal Summary.]**

#### **Status Report: Capital Fund Programs – Slide Presentation**

**The Executive Director presented a slide show with images of the capital fund improvements in progress at Roger Williams, Manton Heights, Hartford Park and Chad/Ad/Sun. [See the attached slide presentation.]**

#### **Board Retreat**

**The Executive Director stated that in the future he is considering offering a one day retreat in the spring to present programs that the PHA operates and a weekend retreat in the fall to cover the remainder of the information. He asked that the Commissioners consider that possibility and get back to him with their opinions.**

## **Capital Fund and RHF ACC Amendments**

**The Executive Director stated that the ACC Amendments to the Capital Fund are to cover a \$6,660 difference in the amount the PHA is receiving from HUD. This will result in \$4,672 of reduced landscaping at Chad Brown, a \$1,332 reduction in operations at Hartford Park, and \$656 in reduced CFP administration.**

**The PHA has received a little over \$50,000 per year for the past three years as Housing Replacement Factor funds from HUD, to offset the loss of 32 units of public housing at Hartford Park. The original plan for the funds was to build a six unit row house, but due to the economy and its impact on tax credits, that is not feasible at this time. Instead the PHA is now considering the purchase of 3 condo style units in Olneyville that would be leased-to-buy by three families selected from the PHA's public housing program, who are interested in homeownership.**

## **Mutual of America Pension Plan Changes**

**The Executive Director stated that the changes in the PHA pension plan are strictly to accommodate new changes in the pension laws as promulgated by the Internal Revenue Service and the new tax code.**

## **RESOLUTION(S)**

### **Resolution #4191**

**Resolution approving the FY 2010 Capital Fund ACC Amendments. Commissioner Taylor moved approval with Commissioner Cascella**

**seconding the motion. A vote was taken. There was no opposition by members present. Chairman Waldman declared the resolution passed.**

#### **Resolution #4192**

**Resolution approving Mutual of America Pension changes. Commissioner Clarkin moved approval with Commissioner Taylor seconding the motion. A vote was taken. There was no opposition by members present. Chairman Waldman declared the resolution passed.**

#### **EXECUTIVE DIRECTOR EVALUATION**

**The Executive Director stated that he did not feel it necessary to go into executive session to discuss his evaluation. Chairman Waldman polled the board and all were in agreement. The chairman then stated that overall 91.54% of the responses were a 5 on a scale of 1 to 5, 6.58% were a 4, and 1.88% were a 3. These numbers are a terrific endorsement and it is a great report. [See the attached report.]**

**Commissioner Giraud stated that section 5 “External Liaison and Public Image” appeared to be the section with the most variance in the answers with seventy-one 5s, six 4s, and four 3s.**

**The Executive Director stated that he is thankful for the evaluations, and appreciates the feedback. He is also available to the directors at any time to answer questions.**



**The Commissioners will be presented in the near future with the “Board Effectiveness Survey” to complete.**

### **OLD BUSINESS**

**There was no old business.**

### **NEW BUSINESS**

**There was no new business.**

### **ADJOURNMENT**

**There being no further business, Chairman Waldman accepted a motion from Commissioner Taylor which was seconded by Commissioner Madrid, to adjourn the meeting at 5:55 p.m.**

**Submitted by:      Approved by:**

**Beth Herosy      Stephen J. O'Rourke**

**Recording Secretary      Executive Director**